

CITY OF GATLINBURG
FINAL PLANNED UNIT DEVELOPMENT (PUD)
SITE PLAN CHECKLIST

The Gatlinburg Zoning Ordinance requires that any new Planned Unit Development (PUD) must be reviewed and approved by the Municipal/Regional Planning Commission. Please refer to Section 406 of the Municipal Zoning Ordinance or Section 407 of the Regional Zoning Ordinance for specific requirements for PUD projects.

This checklist must accompany all site plans submitted for review by the Gatlinburg Planning Commission. The City of Gatlinburg's Municipal/Regional Planning Commission meets on the third (3rd) Thursday of each month, and the deadline is at noon, fifteen (15) days prior to meeting date. **Please note, if the following items are not submitted by the deadline date, the item may not be placed on the Planning Commission agenda.**

- _____ 1. Prepared and certified by an engineer, architect, or surveyor.
- _____ 2. Four (4) full and seven (7) reduced copies of the site plan submitted by due date
- _____ 3. Zoning District classification
- _____ 4. North point, scale, and location map
- _____ 5. Dimensions and calls of all property lines
- _____ 6. Acreage of property and density of development
- _____ 7. Street design to meet Subdivision Regulations Standards
- _____ 8. Construction plans and profiles of all streets
- _____ 9. Location and dimensions of existing and proposed buildings, streets, sidewalks, easements, and right-of-ways
- _____ 10. Width of access points on a public road
- _____ 11. Number, location, and size of parking spaces
- _____ 12. Street name certification by E-911 Coordinator
- _____ 13. Grading plan and topography of existing and finished grades
- _____ 14. Drainage and erosion control plan
- _____ 15. Vehicular and pedestrian circulation plan
- _____ 16. Landscaping plan that reflects the location, quantity, size, and type of all landscape materials and plantings
- _____ 17. Open space and buffering/screening plan that denotes the specific use, size and dimensions of the area
- _____ 18. Recreation/amenities plan
- _____ 19. Detailed utilities plan which indicates location, size, type and construction details for all water, sewer, and power lines, and pumping station if applicable
- _____ 20. Solid waste collection plan indicating location, size, layout, and screening materials
- _____ 21. Setbacks: 25 feet from all exterior property lines and public right-of-ways, 15 feet from all private roads, and 20 feet from any freestanding building
- _____ 22. Building elevations, location of areas subject to flooding, finished floor elevations, and applicable flood elevation information
- _____ 23. Location of all accessory structures, including signs
- _____ 24. Location of sign, square footage, and height
- _____ 25. Location and design of public and/or private street signs
- _____ 26. Dedication, agreements, covenants, open space maintenance and management documents, or similar documentation if applicable
- _____ 27. Stormwater plan

I/We hereby acknowledge that the final PUD plan shall lapse twenty-four (24) months from the date it is approved by the Planning Commission in accordance with Article IV, Sections 406.4.2.2 and 406.4.3.2.

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| Property Owner's Signature | Date | Property Owner's Signature | Date |
| <i>City of Gatlinburg, PO Box 5, 1230 East Parkway, Suite 4, Gatlinburg, TN 37738</i> | | | |
| <i>Phone: (865)436-7792</i> | | <i>Fax: (865)430-1359</i> | |